

Florence, New Jersey 08518-2323
June 25, 2019

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairperson Hamilton-Wood called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Chairperson Hamilton-Wood then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call, the following members were found to be present:

Mildred Hamilton-Wood	Bruce Garganio
Wayne Morris	Ray Montgomery
Tom McCue	Council Representative Ted Lovenduski
Mayor Craig Wilkie	John Pagano
Carl Mattson	

ABSENT: None

ALSO PRESENT: Solicitor David Frank
Engineer Hugh Dougherty (Excused)
Planner Barbara Fegley (Excused)

RESOLUTIONS

- A. Resolution PB-2019-12: Finding Florence Township Council Ordinance No. 2019-14 regulating electronic pet containment fences substantially consistent with the Township's Master Plan.

It was the Motion of Councilman Lovenduski, seconded by Mr. McCue to approve Resolution No. PB-2019-12.

Upon roll call, the Board voted as follows:

YEAS: Lovenduski, McCue, Morris, Mattson, Garganio, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: Montgomery Motion carried

- B. Resolution PB-2019-13: Approving the application of Gary and Joyce Capritti for Minor Subdivision to consolidate 2 lots and to make a lot line adjustment with Bulk Variances on property located at 1016 Cedar Lane and 1014 Cedar Lane. Block 160.01, Lots 12.01 & 16; Block 160.01, Lot 12.02.

It was the Motion of Vice Chair Garganio, seconded by Mr. Morris to approve Resolution No. PB-2019-13.

Upon roll call, the Board voted as follows:

YEAS: Garganio, Morris, McCue, Mattson, Lovenduski, Hamilton-Wood

NOES: None

ABSTAIN: Montgomery, Wilkie Motion carried

- C. Resolution PB-2019-14: Approving the application of Florence Associates, LLC, c/o Weiss Properties, for Preliminary & Final Major Site Plan with a Minor Subdivision to construct an apartment complex, hotel and restaurant on property located at 2054 Route 130, Florence Township. Block 160.01, Lots 4, 11.01, 11.02 & 24.

Solicitor Frank mentioned that in conversation with the applicant's attorney, there are two small items in the draft resolution that were not as the applicant represented them during the hearing. In the course of the hearing, the applicant agreed to provide a 4' high decorative fence along the frontage on Cedar Lane; however, they did not agree to provide additional landscaping to that area other than what was originally proposed on their plans. The second item was regarding fencing along the back section adjacent to the Tall Timber Development. The applicant did not represent that they would provide a fence in that location unless it becomes a trespassing issue. Solicitor Frank asked if the Board's recollection was in agreement to those two statements. The Board stated they did not require the applicant to provide the additional landscaping or the fencing in the back.

Solicitor Frank also noted that he has added as a condition of the approval that the affordable housing units would need to be deed restricted. He mentioned that all three of these items have been corrected from what had been distributed prior to the meeting and are represented in the resolution being memorialized tonight.

It was the Motion of Mr. Morris, seconded by Mr. Mattson to approve Resolution No. PB-2019-14.

Upon roll call, the Board voted as follows:

YEAS:	Morris, Mattson, Garganio, McCue, Lovenduski, Wilkie, Hamilton-Wood
NOES:	None
ABSTAIN:	Montgomery

Motion carried

MINUTES

A. Regular Meeting of May 28, 2019

It was the Motion of Councilman Lovenduski, seconded by Mr. McCue to approve the minutes of the Regular Meeting of May 28, 2019 as submitted. Motion unanimously approved by all those present. Mr. Montgomery and Mr. Pagano abstained.

CORRESPONDENCE

- A. Letter dated 4/30/19 from Burlington County Planning Board regarding 899 Oak Street
- B. Compliance Review No. 1 dated 5/28/19 from Engineer Dougherty regarding Wawa, Inc.
- C. Letter dated 5/29/19 from Solicitor Frank to Twp. Council regarding Ordinance No. 2019-14
- D. Letter dated 5/29/19 regarding Soil Erosion & Sediment Control for Florence Associates, LLC (Commercial and Residential)
- E. Letter dated 5/29/19 regarding Soil Erosion & Sediment Control for Ready Pac, Inc.
- F. Compliance Review No. 1 dated 5/31/19 from Engineer Dougherty regarding Burlington Stores
- G. Compliance Review Letter #1 dated 6/3/19 from Planner Fegley regarding Wawa, Inc.
- H. Compliance Review No. 1 dated 6/6/19 from Engineer Dougherty regarding AID Electric – Ready Pac

- I. Letter dated 6/6/19 from Burlington County Planning Board regarding Carson Companies, Burlington Township
- J. Twp. Council Ordinance 2019-14 adopted 6/5/19 – code to now include invisible fences
- K. Transmittal Sheet dated 6/10/19 regarding soil importation plans for Block 179, various Lots
- L. BCPB letter dated 6/13/19 to Burlington Twp. regarding Carson Companies Warehouse
- M. Planner Fegley's Conformance Review Letter dated 6/13/19 regarding AID Electric Corp.
- N. Letter dated 6/21/19 regarding Soil Erosion & Sediment Control for 290 Daniels Way
- O. Letter dated 6/24/19 regarding Soil Erosion & Sediment Control for 2049 Cedar Lane Ext.

It was the Motion of Councilman Lovenduski, seconded by Mr. Montgomery to receive and file correspondence A and O. Motion unanimously approved by all those present.

APPLICATIONS

There were no applications.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENT

It was the Motion of Mr. Pagano, seconded by Mr. Morris to open the meeting for public comment. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Mr. Montgomery, seconded by Mr. Morris to close public comment. Motion unanimously approved by all those present.

MASTER PLAN DISCUSSION

No Master Plan discussion took place.

ADJOURNMENT

It was the Motion of Councilman Lovenduski, seconded by Mr. Morris to adjourn the meeting at 7:38 p.m. Motion unanimously approved by all those present.

Wayne Morris, Secretary

/kf